

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY COMMISSION MEETING HELD ON WEDNESDAY
May 15, 2019 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

MADAM CHAIR: Tonita Gurulé-Girón

COMMISSIONERS: Barbara Casey
Ember Davis
David Romero
Vince Howell
David Ulibarri Absent

ALSO PRESENT:
Esther Garduno-Montoya, City Attorney
Barbara Padilla, Interim Housing Director
Natasha Martinez-Padilla, Finance Specialist

CALL TO ORDER

Meeting was called to order by Madam Chair Tonita Gurulé-Girón.

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Madam Chair Tonita Gurulé-Girón asked Commissioner David Romero to offer the moment of silence. Commissioner Romero offered a moment of silence for all those that have passed especially those that have been active in our community also for guidance that we make the right decisions and stay as ethical as possible.

APPROVAL OF AGENDA

Commissioner Vince Howell made a motion to approve the agenda as presented. Commissioner Barbara Casey seconded the motion.

Madam Chair Gurulé-Girón asked for a roll call. Roll call was taken and reflected the following.

| | | | |
|---------------------------|-----|-----------------------------|--------|
| Commissioner David Romero | Yes | Commissioner Barbara Casey | Yes |
| Commissioner Ember Davis | Yes | Commissioner David Ulibarri | Absent |
| Commissioner Vince Howell | Yes | | |

Barbara Padilla re-read the motion and advised the motion carried.

APPROVAL MINUTES

Commissioner Barbara Casey made a motion to approve the minutes of the meeting of April 19, 2019. Commissioner Vince Howell seconded the motion.

Madam Chair Gurulé-Girón asked for a roll call. Roll call was taken and reflected the following.

| | | | |
|----------------------------|-----|-----------------------------|--------|
| Commissioner Barbara Casey | Yes | Commissioner Vince Howell | Yes |
| Commissioner David Romero | Yes | Commissioner David Ulibarri | Absent |
| Commissioner Ember Davis | Yes | | |

Barbara Padilla re-read the motion and advised the motion carried.

PUBLIC INPUT

None at this time.

PRESENTATION

HOUSING AUTHORITY FINANCE REPORT

Natasha Martinez-Padilla, Financial Specialist presented the Housing Authority's Revenue and Expenditure report for the month through April 30, 2019. Mrs. Martinez-Padilla stated 83% of the year has lapsed, 10 out of the 12 months. She stated as far as our accrued revenues, for dwelling rent of 473,736 billed dollars. For operating subsidy, Housing has accrued of 570,447. Other income is a little bit higher than budgeted for, being that they had move outs. She stated they had a large amount move out on Sagebrush when they had a fire. Ms. Martinez stated they have been collecting a lot more than in the past, but they will see the write offs next month. Lastly, she discussed that the transfer received was 187,433. She stated they are at 91%, therefore, over what had been expected. They are under budget on the expenditure side which is a good thing. For Employee expenses the HA is at 491,587 and their operating expenses we are at 394,077. She stated they always want to keep in mind that they do have the betterments and improvements. That is the money they use for putting units back onto the rent roll. That puts the HA at 66% of the total budgeted expenditures.

HOUSING DIRECTORS MONTHLY REPORT

Interim Director Barbara Padilla reported that Housing Maintenance prepared 5 Units in the month of April. There were 5 move-outs within the month as well. Maintenance also continued to do work orders and ground keeping as well as other day to day operations.

Interim Director Padilla stated that the Waiting List Manager continues to accept and process applications daily. She stated at the end of April there were 54 applicants on the waiting list, with 4 applications being processed for move-ins.

Interim Director Padilla wanted to report that Housing Staff had attended a smoke free conference on May 6th and 7th, in Albuquerque. At this conference the Housing Authority was presented with a beautiful plaque which was presented, for the 2019 Industry Champion for Resident Support. She also stated that next to the packet provided to commission are some pictures. Natasha Martinez, Financial Specialist added that for the Resident Support, LVHA is the only Housing Authority in the State of New Mexico that offers continued cessation support for tenants. LVHA is also the only Housing Authority that has taken the navigator training and has 2 cessation leaders in house so they do not have to contract out to Smoke Free New Mexico. She stated both Barbara and herself are certified to teach the class which is offered on a monthly basis. She added that being that they do offer this to their tenants and they have participation, they have some success stories. A picture was given to the commissioners which showed two residents who participate. She stated they are just amazing. Mrs. Martinez added that they have really kicked their smoking habit and that one of the tenants has been attending our meetings for a year now, and is continuously going. She added that the picture on the bottom is the committee along with herself and our two residents that actually nominated Housing for this award. She explained how the committee was inspired and moved by the stories of their tenants. She also stated that the smoke free conference/training was awesome and that she actually hosted one of the workshops on participation and on getting residents involved. Lastly she stated that it was an honor.

BUSINESS ITEMS

RESOLUTION TO APPROVE AND ADOPT THE HOUSING AUTHORITY'S 2019 ANNUAL PLAN AND 5 YEAR CAPITAL PLAN RESOLUTION 19-23.

Interim Director Barbara Padilla introduced the item to the governing board. Natasha Martinez presented and stated that in accordance to the US and Housing and Urban Development plan requirements the Las Vegas Housing Authority has developed a plan. She presented that this is an annual occurrence and that there were

not any significant changes to the plan. She also stated that the wording of becoming a smoke free Housing Authority changed into, being a smoke free Housing Authority. No additional changes needed, but they will continue to include the Macario Gonzales area as well as the units in the Sagebrush area, as the HA is continuously trying to put units back online. She expanded on the two areas about future endeavors. She added that she had included for this evening the forms from the public input as they had phone numbers so were not included in the original packet. Ms. Martinez also stated that in the five year plan most of the comments were addressed. She asked for questions.

Commissioner Howell asked about the action with the Macario site. Ms. Martinez answered stating there is currently no action on it, it just needs to be included within the plan. She read the last portion about the Macario property being an area that could provide affordable Housing to the community of Las Vegas. She read the section as follows:

"The City of Las Vegas Housing Authority is planning to explore options for the Macario Gonzales Property. The Housing Authority has adopted an "Affordable Housing Plan" and that plan identifies the needs of the community related to housing. Within that plan, Macario Gonzales Property is identified as an area that could be developed to provide affordable housing. There is also a "New Mexico Consolidated Plan" provided by Mortgage Finance Authority (MFA) that is known as the "Consolidated Plan for Housing and Community Development." It is intended to comprehensively fulfill three basic goals of providing decent housing, expanding economic opportunities and providing a suitable living environment. These are all goals that we have for our community of Las Vegas and believe these goals are attainable by utilizing the Macario Gonzales Property. In the future the Las Vegas Housing Authority plans to hold public input and Charett meetings to discuss the community's ideas for the site."

Ms. Martinez stated that they can discuss it, but until they have funding, action cannot be taken. Commissioner Howell asked if there were attempts to get funding. Ms. Martinez explained about the amount of units housable, and unoccupiable units. She also explained that getting units occupied is the priority for funding. She also talked about how the LVHA is working toward getting more units online to increase funding to have the availability to do more throughout.

Commissioner Casey stated she attended the community meeting and was impressed with all of the information that was provided to the public. She continued that discussion took place about Macario Gonzales Lot, and she pointed out that in the 5 year capital fund plan, that she sees play ground equipment budgeted. She asked where the equipment would be located. Ms. Martinez stated it would be site wide. Commissioner Casey stated that she thought the estimated cost was a bit low. Ms. Martinez explained that it is low due to the amount that they initially expected had increased so the amounts will all be being increased. Commissioner Casey wanted Ms. Martinez to expand on the conversation on the ineligibly sold units. Ms. Martinez explained that they want to get those units back online, but they are not allowed to use federal funds to do so. She explained that the HA is completely federally funded therefore they cannot use any funds but it would have to come from general fund. Commissioner Casey stated that she thinks that the estimated costs are a bit low but knows that we may be prioritizing differently based on need. Ms. Martinez explained that the years and Capital fund are all fungible.

Madam Chair Gurule-Giron stated prior to voting that she had a few concerns. First of all and she did not want this to be taken personally by Commissioner Casey, but stated that she had provided testimony for an item she was to vote on. She stated this is a conflict of interest. Madam Chair continued and stated, not only did she provide written testimony, but she also testified here today. Madam Chair deferred this conflict to the City Attorney Garduno-Montoya so that the plan would not be compromised. City Attorney Garduno-Montoya addressed Commissioner Casey, stated that she does not know if Commissioner Casey feels that she could be fair and impartial voting on this matter. Commissioner Casey responded that she believed that she could but also stated that to be absolutely proper that she would recuse herself from voting on this matter.

Madam Chair asked for a vote on this matter. Commissioner Howell motioned to approve resolution number 19-23 to adopt the Las Vegas Housing Authority's annual plan and 5 year capital fund plan. Commissioner Romero seconded the motion roll call was taken as follows.

| | | | |
|---------------------------|-----|-----------------------------|---------|
| Commissioner Vince Howell | Yes | Commissioner Barbara Casey | Recused |
| Commissioner David Romero | Yes | Commissioner David Ulibarri | Absent |
| Commissioner Ember Davis | Yes | | |

Barbara Padilla re-read the motion and advised the motion carried.

Ms. Martinez read the resolution into record as follows:

**CITY OF LAS VEGAS HOUSING AUTHORITY
RESOLUTION NO. 19-23**

**A RESOLUTION APPROVING AND ADOPTING THE LAS VEGAS HOUSING AUTHORITY'S 2019 ANNUAL PLAN
AND 5 YEAR CAPITAL FUND PLAN**

WHEREAS, it has been deemed necessary by the U.S, Department of Housing and Urban Development (HUD) to establish a new PHA Plan (Annual Plan for 2019 and 5 Year Capital Fund Plan); and

WHEREAS, the PHA Plan has been set out in Title VI of the Civil Rights Act and is required in accordance with a revised act dated 7/88; and

WHEREAS, the PHA produced this plan in accordance with the HUD outlined procedures and conducted Public Input and Resident Advisory Board meetings as required; and

WHEREAS, the Las Vegas Housing Authority Board of Commissioners, have reviewed this plan, believe that it is consistent with Federal Regulations and in the best interest of the Department, do hereby approve the PHA Plan as follows:

- 2019 Annual Plan
- 2019 (5) Year Capital Fund Plan

NOW, THEREFORE, BE IT RESOLVED, by the Housing Authority Board of Commissioners that the plan(s) mentioned above is/are hereby approved and adopted this 15th day of May, 2019.

Commissioner Casey requested that the record reflect that she recued herself from the vote because she unknowingly and unintentionally participated in a public meeting and was not allowed to vote.

Madam Chair stated to Commissioner Casey that she has notified Council on giving testimony every year at least three times. Commissioner Casey responded that she didn't believe it was testimony she was just participating in a community meeting and she would like that reflected in the minutes.

COMMISSIONERS REPORT

Commissioner Romero just wanted to congratulate the LVHA on the Smoke Free Award. He also apologized he couldn't be there. He stated it was a reflection of the work that is done there.

Commissioner Barbara Casey stated she wanted to thank all the staff for the good job that has been done there. She also added that she wanted to congratulate the LVHA on being the only Housing Authority in New

Mexico to receive that award. She stated to the Housing staff, we are very proud of you. Thank you so much for continuing the good job.

Commissioner Vince Howell also congratulated the LVHA and the staff for receiving the award. He added that it is important that we stop smoking. He stated that he is also very proud of our Housing Authority and he hopes that our Albuquerque HUD Office is also aware of this. Interim Director Padilla responded that two of the Field Office staff, Julian Barela and Mandy Griego, attended the award ceremony, and they are very proud of the LVHA Housing Staff. Natasha Martinez added that the HUD employees were also in the pictures provided to Commission.

EXECUTIVE SESSION

None

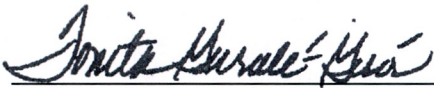
ADJOURN

Commissioner Barbara Casey made a motion to adjourn the meeting. Commissioner Ember Davis seconded the motion.

Madam Chair Gurulé-Girón asked for a roll call. Roll call was taken and reflected the following.

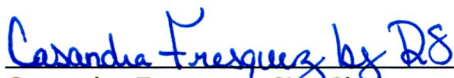
| | | | |
|---------------------------|-----|-----------------------------|--------|
| Commissioner Ember Davis | Yes | Commissioner Barbara Casey | Yes |
| Commissioner David Romero | Yes | Commissioner David Ulibarri | Absent |
| Commissioner Vince Howell | Yes | | |

Barbara Padilla re-read the motion and advised the motion carried.



Madam Chair Tonita Gurulé-Girón

ATTEST



Casandra Fresquez, City Clerk